



Wellington Street, HUDDERSFIELD, HD3 3HA

welcome to

Wellington Street, HUDDERSFIELD

This well presented two bed back to back property is ideal for first time buyers or investors alike. Situated in a sought after residential area, the property is located close to shops, schools and excellent commuter links.



Lounge

14' 11" x 14' 10" (4.55m x 4.52m)

Spacious lounge with a feature fireplace, this space is immaculately presented to a move in ready condition. Warmed by a central heating radiator and a feature fireplace, with natural light flowing from the conservatory, which is accessible just off the living room.

Kitchen

14' 11" x 5' 11" (4.55m x 1.80m)

Bright and modern kitchen which is fitted with a range of base and wall units with laminate worktops and tile splashbacks. with integral appliances such as an electric oven and electric hob. Plus space for an undercounter washing machine and fridge/freezer (not included in the sale). Warmed by a central heating radiator, with a double glazed window to the side.

Conservatory

7' 3" x 11' 9" (2.21m x 3.58m)

Great sized conservatory with double glazed windows all around creates the ideal dining room or additional lounge. With double glazed patio doors opening out to the front of the property onto an enclosed patio.

Landing

Well proportioned landing which is beautifully presented and fitted with carpeted flooring, offering access to all bedrooms. This comfortable space creates a smooth flow through the upper floor and adds a warm, homely feel.

Bedroom One

15' x 9' 10" (4.57m x 3.00m)

Immaculately presented double bedroom with a double glazed window to the front providing ample natural light, warmed by a central heating radiator.

Bedroom Two

15' 7" x 6' (4.75m x 1.83m)

Well proportioned second bedroom makes the home ideal for families, or those looking for a home office. Modern and bright with a double glazed window to the front, warmed by a central heating radiator.

Bathroom

Great sized family bathroom, beautifully decorated and fitted with a bath with shower over, low flush WC and wash hand basin. Warmed by a central heating radiator. Half tile with a double glazed window to the front.

External

To the front of the property is a low maintenance private rear garden space with an enclosed patio area off the conservatory, as well as a gravelled area with space enough for parking.



view this property online williamhbrown.co.uk/Property/HDF118638



welcome to

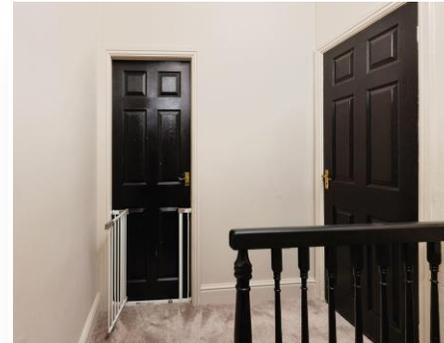
Wellington Street, HUDDERSFIELD

- Beautifully decorated throughout
- Two well sized bedrooms
- Enclosed patio garden
- Excellent commuter links
- Ideal for first time buyers or investors alike

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HDF118638



Property Ref:
HDF118638 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williambrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williambrown.co.uk